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PREPARED BY: 1/5

Doc# 2127042150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 04:08 PM Pg: 1 of 4

Stephanie D. Uhler, Esq.
Simon, Lapidos & Uhler, LLC
4709 West Golf Road
Suite 475
Skokie, Illinois 60076

Dec ID 20210901672940
ST/CO Stamp 2-069-717-136 ST Tax \$1,400.00 CO Tax \$700.00

WHEN RECORDED RETURN TO:

Rex's Place Property, LLC
2120 Ashland Avenue
Evanston, IL 60201

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, LGR COMMERCIAL PROPERTIES LLC, a Delaware limited liability company whose address is 1609 Sherman Avenue, Suite 304, Evanston, Illinois 60201, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to REX'S PLACE PROPERTY, LLC, an Illinois limited liability company, all interest in the Real Estate legally described on Exhibit A attached hereto.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however, to the matters set forth on Exhibit B.

PIN and Common Address: 2116-2120 Ashland, Evanston, Illinois 60201

PIN#: 10-12-421-016-0000
10-12-421-017-0000
10-12-421-018-0000

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 10th day of September, 2021.

LGR Commercial Properties LLC

By: 
Lynn Robinson Phillips, Its Manager

031986

CITY OF EVANSTON

Real Estate Transfer Tax

PAID SEP 13 2021

AMOUNT \$

7000.00

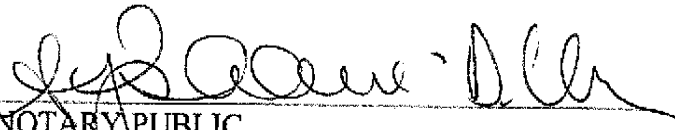
Agent LB

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lynn Robinson Phillips, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th day of September, 2021.


NOTARY PUBLIC



Send Subsequent Tax Bills To:
Rex's Place Property, LLC
2120 Ashland Avenue
Evanston, IL 60201

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EXHIBIT A LEGAL DESCRIPTION

Lots 5, 6 and 7 in Thayer Resubdivision of Lots 1 to 8 inclusive of Block 7 in Payne's Addition to Evanston, being a Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B

PERMITTED EXCEPTIONS

Real Estate Taxes not yet due and payable.

Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessee.

Zoning and building laws and ordinances

Public and utility easements

Covenants, conditions and restrictions of record

An encroachment of the vents situated on said Land into or onto the adjoining land on the North by approximately 2.96 feet, as disclosed by survey dated April 14, 2021 by Studnicka and Associates, Ltd. as job no. 21-3-281

Rights of public and quasi-public utilities in the Land, disclosed by overhead wires in the West part of the Land, as shown on survey dated April 14, 2021 by Studnicka and Associates, Ltd., as job no. 21-3-281

Property of Cook County Clerk's Office